

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 23, 1966

Appeal #8615 Carl M. Bartemeier, appellant

The Zoning Administrator District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on March 30, 1966.

ORDERED:

That the appeal for permission to rebuild and enlarge the existing gasoline station at 2009 - 18th Street, N.W., lot 17, square 2557, be granted.

From the records and the evidence adduced at the public hearing, the Board finds the following facts:

- (1) Appellant's property is located in the C-2 District.
 - (2) Appellant operates an existing gasoline service station which occupies lots 15, 16, and 18, square 2557.
 - (3) Appellant proposes to enlarge the service station to encompass lot 17 the same square.
 - (4) Lot 16 has a 20 foot frontage, lot 15 has a 30 foot frontage, lot 18 has a 25 foot frontage, and lot 17 a 25 foot frontage. All of the lots front on 18th Street and have a depth of 105 feet.
 - (5) Lot 16 contains 2100 square feet of land; lot 15 contains 3150 square feet of land; lot 18 contains 2625 square feet of land; and lot 17 contains 2625 square feet of land.
 - (6) Appellant proposes to raze the existing building on the lots.
 - (7) Appellant proposes to erect a three bay gasoline station in the colonial style. The building will include a sales room, storage room, office and minor repair alcove.
 - (8) The proposed station will not be located within 25 feet of a residential district.
 - (9) Appellant will provide a 25 foot wide approach and a 15 foot common access.
 - (10) The Department of Highways and Traffic offers no objection to the granting of this appeal noting that the operation of the existing station has created no traffic problems.
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(11) There was no opposition to the granting of this appeal registered at the public hearing.

OPINION:

The Board approves the enlargement and rebuilding of this gasoline station as shown in the plans on file dated March 21, 1966, drawing No. 1299. The Board is of the opinion that this station will not create dangerous or other objectionable traffic conditions. In addition, the Board concludes that the granting of this appeal is in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to adversely affect the use of neighboring property.

The Order shall be subject to the following conditions:

- (a) No driveway of any entrance or exit to such use shall be closer than 25 feet to a street intersection measured from the intersection of the curb line extended.
- (b) All grease pits or hoists hereafter constructed or established as part of this use shall be within a building.
- (c) The station shall be erected in accordance with the plans (exhibit 12) and finished in the colonial style shown in exhibit 11.